

REGIONAL HOUSING NEEDS ASSESSMENT PILOT PROGRAM

FACT SHEET

After the last state mandated Regional Housing Needs Assessment (RHNA) cycle, the Regional Council of SCAG asked that actions be taken to streamline the process to make it less contentious and cumbersome and more relevant to local planning.

The RHNA Pilot Program features three core principles:

1. One integrated forecast for housing, transportation and air quality.

2. Protection and enhancement of the local input process.

3. One round of appeals maintained as a process safety valve.

The RHNA Pilot Program would:

1. Allow SCAG to use one long range growth forecast in regional planning that integrates air quality, transportation and housing forecasts - forecasts that have traditionally covered unique and different time periods ranging from five to thirty years.

2. Provide for the early use of the existing planning factors in housing law known as "AB 2158" factors in the growth forecast process to help determine the amount and distribution of growth between subregions, cities and counties.

3. Protect and enhance the local input process through the staging of numerous public workshops throughout the region in lieu of local surveys. In this process cities can work together to refine the future capacity and opportunity for growth in a broader subregional and regional context as well as submit information on local conditions, constraints and opportunities.

4. Require that the State accept SCAG's 2007 integrated forecast as the basis for the housing allocation process if the population component is within 3% of the Department of Finance Forecast (DOF) for the same forecast period.

5. Utilize the AB 2158 planning factors as a basis for appealing an allocation of need.

6. Streamline the appeal process by providing each jurisdiction the opportunity to appeal its allocation one time.

7. Require that SCAG submit a report to the Legislature describing progress made in completing the final Housing Need Allocation Plan.

8. Allow the region to complete the RHNA process on time so that communities can meet their scheduled housing element updates.

The Pilot Program further proposes that local jurisdictions be allowed to take credit for actual construction activities during the 2.5 year gap period (2006-2008) and apply those credits to the 2008-2014 local housing element planning period.

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